

ENCLAVE AT BROADMOOR GLEN HOA

OPERATING INCOME:	2017 Budget	2018 Budget	
MONTHLY DUES	248,064	248,064	\$0 increase for 2018
INTEREST INCOME	20	20	
LATE FEES/NSF CHARGES	500	500	
GROSS INCOME:	<u>\$248,584</u>	<u>\$248,584</u>	
 OPERATING EXPENSE:			
ACCOUNTING	1100	1100	Review & Tax Return
ADMIN COST	2000	2100	Copies, Postage, etc.
CONCRETE	2500	4000	
DECK REPAIR	2000	4000	
ELECTRIC	360	380	Sprinkler Clocks
GENERAL MAINTENANCE	10000	15000	
GUTTER REPAIR	5000	5000	Repair, replace, & fall clean
INSURANCE	48000	48000	10% increase, 1 deductible (Higher both)
LANDSCAPING	2000	2000	Plant material/ hardscape
LEGAL	1500	1000	Collections & Legal Services
(Reimb. For Collections)	-1000	-500	Billed back to delinquent owners
LAWN CONTRACT	28974	30420	
MANAGEMENT FEE	14843	14843	No increase
PAINTING	23000	2200	Stain 11 decks-skip year for painting
PEST CONTROL	500	500	Stinging & Biting only (and voles)
ROOF REPAIR	15000	10000	
SNOW REMOVAL	15000	15000	
SPRINKLER REPAIR	2500	3000	
TRASH	10000	11700	Includes fuel surcharges
TREE MAINTENANCE	5500	6000	Spray, Prune
WATER	28000	28000	
TOTAL OPERATING EXP:	<u>\$216,777</u>	<u>\$203,743</u>	
 RESERVES:	 31,807	 44,841	
 TOTAL EXPENSES:	 <u>\$248,584</u>	 <u>\$248,584</u>	

DUES HISTORY

2009- \$225	2014-\$240
2010- \$225	2015-\$240
2011- \$225	2016-\$264
2012- \$225	2017-\$272
2013- \$225	2018 \$272